

CITY OF LOS ANGELES

California

SYLMAR NEIGHBORHOOD COUNCIL

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**SYLMAR NEIGHBORHOOD COUNCIL PLANNING & LAND USE COMMITTEE  
APPROVED MEETING MINUTES**

**Wednesday, January 11<sup>th</sup>, 2023, 6:30 pm to 8:30 pm**

**Zoom Meeting Online or By Telephone**

Please use the link <https://us02web.zoom.us/j/84653090795> to join webinar; and/or,  
Dial (669) 900-6833 enter ID 846 5309 0795 and Press # to join the Meeting via Phone

**Peter Postlmayr, Chairperson**

*The Neighborhood Council system enables meaningful civic participation for all Angelenos and serves as a voice for improving government responsiveness to local communities and their needs. We are an advisory body to the City of Los Angeles, comprised of stakeholder volunteers who are devoted to the mission of improving our communities.*

1. **Call to Order: @6:31pm**
2. **Roll Call: Peter Postlmayr, Cheri Blose, Patty Hug & Lucille Floresta; George Ortega in meeting but unable to hear meeting from computer, so calling in from phone as well.**
3. **Housekeeping:** Happy New Year! Sign-in Sheets, Speaker Cards for public comments, Recording and Timekeeper, facilities information. Online meeting with recordings to be forwarded to Leah Blose doing minutes for PLUC; SNC has original host recording.
4. **Public Comment on matters not appearing on the agenda. N/A**
5. **Discussion and Possible Action to approve Meeting Minutes:**  
**June 8th, 2022-** Patty shows a couple spelling corrections.  
Patty moves to approve minutes as corrected. Cheri 2<sup>nd</sup> motion.  
Vote: Lucille – Yes, Peter- Yes. Patty- Yes, Cheri - Yes. George – Abstained.  
**PASSED.**  
  
**December 14, 2022-** Peter to correct spelling of name.  
Patty moves to approve minutes as presented. Cheri 2<sup>nd</sup> motion.  
Vote: Lucille- Yes, Peter- Yes. Patty- Yes, Cheri - Yes. George – Abstained.  
**PASSED.**
6. **Public Official and Community Representative Announcements & Presentations followed by Public Announcements**
  - a. Questions / Comments about Announcements from Committee Members and Public.  
Kurt Cabreramiller – LA County Commissioner for Parks and Recreation – reporting that he just put in to transfer Veterans Park in Sylmars District. It is currently under district 5 and isn't

receiving any services. It is under advisement and up for a vote this month. No motion to be taken, just sharing information.

Cheri Blose – Reporting the first meeting of the equestrian committee in the near future.

- 7. Discussion and Information on 15200 Bledsoe at San Fernando Road - Sylmar Studios AA-2022-8661-PMEX CEO Tony Guanci and Executive Vice President Scott Hodgkins.** Architect Nouizi, I Lyes M, Lot Line Adjustment for the Studio Building with Parking Structure Eric Robles (949)-242-8044  
Shawn Kim presenting for the developer – asking for subsequent lot line adjustment of 3” back closer to original building for property line after demolition of old building.  
Cheri questions demolition of building for across the street that Shawn confirms they did do the demolition with plan for rebuilding of warehouse with no zoning changes but with possible use by the studio project.  
Chuck Powell with Southwest Regional Builders in support of proposed change.  
Diana Bear questions possible date of project if it is still 2023 – Shawn responds they are looking to complete in 2024.  
**No Action to be taken.**
- 8. Discussion and Possible Action: 13916 Polk Street CPC-2022-8993-GPA-ZC-HD-K-BL-ZV-ZAA-WDI-VHCA / ENV-2022-8994-EAF** To Demolish a single-family dwelling to construct 40-unit residential apartment w/eight low income units. General Plan Amendment. <https://layimby.com/2023/01/apartments-planned-at-13916-polk-street-in-sylmar.html>  
Applicant: Akhilesh Jha aka AJ (310)995-4859 [akhilesh.jha@gmail.com](mailto:akhilesh.jha@gmail.com)  
Owner – Akhilesh “AJ” Jha to present. Entirety of project is multiple 4-plex’s and 1 tri-plex with garages. No living space on garage level with living space on 2<sup>nd</sup> level.  
Peter states concern that this project is looking to break zoning and general plan amendment with K zoning overlay. And if developer has done any outreach or research of putting apartment complex in the middle of other equestrian area and properties.  
**Diane Bear** – questions if the project was originally planned for 2 floors; answered No.  
Also questions lawsuit on other project – he states it was his lawsuit against the City of Los Angeles but not connected to this project.  
Also questions how many parking spaces for the project – answers that there are 2 per unit.  
**Cheri Blose** – stating the lack of emergency resources and fire respond and infrastructure for this project. And questions if the owner is aware of the K zoning overlay and setback requirements for that – Answer he is planning to ask for a break zoning and those requirements.  
Also questions the available public parking on Polk St and possible dangers of no parking in immediate area but further down and across the street. Since there is no guest parking and only 2 for tenants.  
**Tom Weissbarth** - ask if he planning on having multiple entrances. And also questions if the smaller street will be able to handle the additional traffic. Answer that yes, he plans on having one from both streets of Lyle St & Polk St and is unsure if he will be gating them.  
**Patty** clarifies setbacks that with K overlay 35’ per property which makes it 70’ total to closets structure.  
**George** questions if owner realizes that he is supposed to have a dedication in the front on Polk. And again, he answers that he is going to be looking for a variance on this from city with his permits. George also remembers previous project that was not supported because access from Lyle into traffic has large wall blocking visibility.  
**Lucille** questions his plans submitted to the city on size of units – Answers all units to be 3bedroom 3 bathroom and around 2000sqft not positive at this time.

Peter surmises the lack of support for this project as it is looking to break K zoning and asking for general plan ammendment and its use for one lot instead of larger lot already zoned for high density. Request for clearer and more detailed plan with additional information.

**ACTION: Added to February agenda with additional information to be provided by owner.**

**9. Follow Up on Past Discussions: Past Projects (10)**

Misc.

b. Foothill Trunk Line – LADWP let us know that street restoration for the current work area by Home Depot has been postponed due to the recent storm. As soon as LADWP has a firm date for the paving and restriping, they will be back in touch with an update. They have also posted a notice about the postponement on NextDoor to neighborhoods surrounding the work area and our team has been in touch with the nearby businesses.

In related news, LADWP is currently working with the San Fernando Reservoir project team on a transition plan. Tom questions if their planning on shutting down Foothill Blvd as reservoir project continues. With multiple projects going this concern is being raised and hope for presentation at future meeting.

They expect to put a pause on their mainline replacement in that area and will be sharing dates and details as soon as they are firmed up.

c. Santiago Estates Expansion – Waiting on Draft EIR to be completed N/A

d. San Fernando Reservoir Replacement Project N/A

**10. Committee Member Comments on subject matters within Committee’s jurisdiction. N/A**

**11. Future Agenda Items:** Please e-mail the PLUC Chair at [Peter.Postlmayr@SylmarNC.org](mailto:Peter.Postlmayr@SylmarNC.org) by the first of the month for that months’ meeting.

**12. Closing Remarks, Announcements, Acknowledgements and Adjournment**  
**Adjourn @8:01pm**

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